## SUBJECT PARCEL TAX MAP 3 LOTS 32-1 - 32-7 STATE OF MAINE **NOTES:** 1. THIS PLAN IS ORIENTED TO GRID NORTH, NAD83, MAINE EAST HANCOCK, SS. (ZONE 1801), BASED ON THE MDOT VRS NETWORK. REGISTRY OF DEEDS 2. ALL BOOK AND PAGE NUMBERS REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS. RECEIVED AND FILED 40.0' 49.6 PROJECT 3. THE RIGHT OF WAY OF ROUTE 184 WAS LAID OUT 3 RODS (49.5 FEET) WIDE PER PHYSICAL EVIDENCE FOUND (MONUMENTS, RALPH A. MIRO, JR., GIOIA SCHULTZ, GLORIA MIRO, ANTHONY W. MIRO, AND LOCATION RAINAGE EASEMENT L OCCUPATION, ETC.) AND PER HANCOCK COUNTY COMMISSIONERS' RECORDS VOLUME 2, PAGE 179 AND VOLUME 9, PAGE 94. JOSEPH SCHULTZ TO MAINE WOODLAND PROPERTIES, DATED AUGUST 18, 2021 4. THE TAX MAP AND LOT NUMBERS SHOWN HEREON ARE FOR AND RECORDED IN BOOK 7148, PAGE N 76°44'30" W 104. REFERENCE PURPOSES ONLY. MAP AND LOT PARCEL NUMBERS 256 OF THE HANCOCK COUNTY ASSIGNED BY LOCAL MUNICIPALITIES ARE FOR ASSESSMENT REGISTRY OF DEEDS. PURPOSES ONLY AND DO NOT REPRESENT THE FINDINGS OR OPINIONS OF FORMAL BOUNDARY SURVEYS. RECORDED AS MAP FILE: 5. BOUNDARIES MAY EXTEND BEYOND THE SIDELINE OF ROUTE 184, **LOCUS** AS SHOWN. INVESTIGATION OF PARCEL LIMITS BENEATH ANY PUBLIC ROAD IS BEYOND THE SCOPE OF THIS SURVEY. LOT NUMBER TOTAL SQUARE FOOTAGE (ACREAGE) LAND SUITABLE FOR DEVELOPMENT SQUARE FOOTAGE 6. WEST FALLS SURVEYING HAS NOT INVESTIGATED THE POSSIBLE EXTENT OF BOUNDARIES BELOW HIGH WATER MARK. DUE TO (SEE LAMOINE SUBDIVISION ORDINANCE PART I, SECTION 3, ITEM D) NATURAL CHANGES ALONG WATER BODIES, THIS PLAN MAY OR P4 S 83°44'28" W 46.6' P5 N 84°20'08" E 25.0' P6 S 05°39'52" E 72.7' ABUTTING LANDOWNER NAMES AND ADDRESSES MAY NOT REFLECT THE EXTENT OF THE BOUNDARIES OF THE 126,206 SQ. FT. (2.9 ACRES) ± 120,558 SQ. FT. (2.8 ACRES) ± ORIGINAL PARCEL. 2 136,417 SQ. FT. (3.1 ACRES) $\pm$ 136,417 SQ. FT. (3.1 ACRES) ± MAP 3, LOT 29 MAP 3, LOT 30 7. EXTERIOR BOUNDARIES OF THE SUBJECT PARCEL SHOWN HEREON COLD SPRING WATER COMPANY HANNAH PARADIS ARE BASED ON A RETRACEMENT OF THE SURVEY NAMED IN 3 152,699 SQ. FT. (3.5 ACRES) $\pm$ 152,699 SQ. FT. (3.5 ACRES) ± 31 HOLLAND AVENUE c/o JOHN HOLT PLAN REFERENCE 1. WEST FALLS SURVEYING HAS NOT BAR HARBOR, ME 04609 23 LAMOINE BEACH ROAD CONDUCTED ANY INDEPENDENT RESEARCH TO VERIFY THE 131,687 SQ. FT. (3.0 ACRES) ± 157,080 SQ. FT. (3.6 ACRES) ± LAMOINE, ME 04605 VALIDITY OR ACCURACY OF THE INFORMATION DEPICTED 109,694 SQ. FT. (2.5 ACRES) $\pm$ 5 103,941 SQ. FT. (2.4 ACRES) ± MAP 3, LOTS 31, 32, & 33 MAP 3, LOT 34 PLAN REFERENCES: HAROLD MACQUINN, INC. SEAN BUNNELL 6 106,706 SQ. FT. (2.4 ACRES) ± 106,706 SQ. FT. (2.4 ACRES) ± 8. PRELIMINARY SOIL TESTS SHOWN HEREON WERE COMPLETED BY PO BOX 789 CHALSI L. DUPIRACK ATLANTIC RESOURCE CO., LLC, LSE #S360/LSE #375 IN AUGUST ELLSWORTH, ME 04605 857 DOUGLAS HWY 1. "RALPH AND MARY MIRO PROPERTY TO BE CONVEYED TO THEIR 7 125,084 SQ. FT. (2.9 ACRES) $\pm$ 116,079 SQ. FT. (2.7 ACRES) ± AND SEPTEMBER, 2021. TEST PITS INDICATE SUITABLE AREAS LAMOINE, ME 04605 CHILDREN, LAMOINE, MAINE", DATED JULY, 2007, AND PREPARED FOR ONSITE WASTEWATER DISPOSAL FOR A TYPICAL THREE 143,844 SQ. FT. (3.3 ACRES) ± 8 131,158 SQ. FT. (3.0 ACRES) ± BY STEPHEN E. DOWNEY. MAP 3, LOT 35 GLENN M. MANRING, III MAP 3, LOTS 36 & 36A CHARLES N. HOLT BEDROOM RESIDENCE IN ACCORDANCE WITH THE CURRENT VERSION OF STATE SUBSURFACE WASTEWATER RULES 10-144 9 214,232 SQ. FT. (4.9 ACRES) ± 204,047 SQ. FT. (4.7 ACRES) ± 838 DOUGLAS HWY SANDRA E. HOLT CMR241. TEST PITS WERE COMPLETED PRIOR TO FINAL SUBDIVISION PLANS, AND LOT LINE SETBACKS SHOULD BE LAMOINE, ME 04605 6007 WATERTOWN DR. 123,602 SQ. FT. (2.8 ACRES) $\pm$ 119,019 SQ. FT. (2.7 ACRES) ± 10 VERIFIED PRIOR TO CONSTRUCTION. SAN ANTONIO, TX 78249 172,043 SQ. FT. (3.9 ACRES) ± 171,557 SQ. FT. (3.9 ACRES) ± 11 9. CONTOURS DEPICTED HEREON WERE PROVIDED BY ATLANTIC RESOURCE CO, LLC. THIS IS COMPOSITE DATA OF 10' CONTOURS CREATED FROM LIDAR COLLECTED BETWEEN 2006 PORTION OF SUBJECT PARCEL AND 2013. CONTOURS WERE CREATED USING GDAL TOOLS AND TO BE EXCLUDED FROM SUBDIVISION AN INTERVAL OF 10'. DUE TO THE FACT THAT SOME AREAS WERE COLLECTED AT HIGH TIDE, SOME AREAS DO NOT HAVE TO BE CONVEYED TO CONTOURS THAT HAVE A ZERO-VALUE. DATA ARE REFERENCED ABUTTING LANDOWNER TO NAVD88. VERTICAL ACCURACY IS 12CM OR BETTER. DATA SOURCED FROM MAINE OFFICE OF GIS, MAINE GEOLIBRARY 0.5 ACRES ± MAP 3, LOT 36A N 81°50'43" E 10. WETLANDS SHOWN HEREON WERE DELINEATED BY ATLANTIC MAP 3, LOT 36 515.4 RESOURCE CO, LLC, IN SEPTEMBER, 2021. WETLAND s 81°43'37" W N 81°50'43" DELINEATION WAS COMPLETED IN GENERAL ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS (ACOE) WETLAND 458.9 DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT N 81°50'43" E GRAVEL WETLAND BOUNDARIES WERE LOCATED WITH SUB-METER GPS BY ATLANTIC RESOURCE CO, LLC, AND SAID LOCATIONS WERE PROVIDED TO WEST FALLS SURVEYING. PROPOSED WETLAND IMPACTS SHOULD BE FIELD VERIFIED. HOUSE, RESOURCE SURVEYS LIMITED TO WETLANDS AND WATER BODIES ONLY. OTHER PROTECTED NATURAL RESOURCES MAY OR MAY MAP 3, LOT 35 NOT BE PRESENT. MAP 3, LOT 34 11. TRIBUTARY STREAM AND DRAINAGE LOCATIONS WERE PROVIDED BY ATLANTIC RESOURCE CO, LLC. STATUS OF THESE FEATURES WAS DETERMINED BASED ON MUNICIPAL DEFINITIONS UNDER (4)EXISTING SITE CONDITIONS. ATLANTIC RESOURCE CO, LLC N 78°49'53" RECOMMENDS THESE FEATURES BE REVIEWED WITH THE MUNICIPAL CEO FOR A FINAL DETERMINATION. THE LAMOINE SHORELAND ZONING ORDINANCE APPROVED JUNE 24. 2020. DEFINES TRIBUTARY STREAM AS: A CHANNEL BETWEEN DEFINED BANKS CREATED BY THE ACTION OF SURFACE WATER HAVING TWO (2) OR MORE OF THE FOLLOWING CHARACTERISTICS: A. IT IS DEPICTED AS A SOLID OR BROKEN BLUE LINE ON THE MOST RECENT EDITION OF THE U.S. GEOLOGICAL SURVEY 7.5 SERIES TOPOGRAPHIC MAP OR, IF THAT IS NOT AVAILABLE, A 15-MINUTE SERIES TOPOGRAPHIC MAP; N 84°20'08" B. IT CONTAINS OR IS KNOWN TO CONTAIN FLOWING WATER (5)CONTINUOUSLY FOR A PERIOD OF AT LEAST 6 MONTHS OF THE 433.1 C. THE CHANNEL BED IS PRIMARILY COMPOSED OF MINERAL MATERIAL SUCH AS SAND AND GRAVEL, PARENT MATERIAL OR BEDROCK THAT HAS BEEN DEPOSITED OR SCOURED BY WATER; D. THE CHANNEL CONTAINS AQUATIC ANIMALS SUCH AS FISH, MAP 3, LOT 33 AQUATIC INSECTS OR MOLLUSKS IN THE WATER OR, IF NO SURFACE WATER IS PRESENT, WITHIN THE STREAM BED; 531.1 E. THE CHANNEL CONTAINS AQUATIC VEGETATION AND IS ESSENTIALLY DEVOID OF UPLAND VEGETATION. A TRIBUTARY STREAM IS NOT A DITCH OR OTHER DRAINAGE WAY CONSTRUCTED, OR CONSTRUCTED AND MAINTAINED, SOLELY FOR THE PURPOSE OF DRAINING STORM WATER OR A GRASSY SWALE. (6)DRAINAGE 12. THE ENTIRETY OF THE SUBJECT PARCEL IS A TIDAL WATERFOWL DETAIL SCALE: AND WADING BIRD HABITAT (TWWH) AS IDENTIFIED BY THE MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE (MEIFW). DRAMAGE SEE NOTE 13 THERE IS NO BUILDING SETBACK OR BUFFER ASSOCIATED WITH WATER TANK THIS HABITAT. WILDLIFE HABITAT INFORMATION WAS PROVIDED S 78°45'27" TO WEST FALLS SURVEYING BY ATLANTIC RESOURCE CO, LLC. S FIRE TRUCK N 84°20'08" E 13. THE PARKING AREA SOUTHERLY OF THE CORNER OF THE LANE EDG PARKING ONLY DRAINAGE AND FARM'S EDGE LANE IS INTENDED FOR THE PUBLIC'S USE WHILE ACCESSING THE FOOTPATH TO THE WATER. NO OTHER PARKING AREA SHALL BE MADE AVAILABLE FOR THIS USE. THE LANE H THE AREA DESIGNATED "FIRE TRUCK PARKING ONLY" ON THE NORTHERLY CORNER OF THE LANE AND FARM'S EDGE ROAD SHALL BE RESERVED FOR FIRE TRUCKS. THESE PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE ROAD ASSOCIATION. 14. ACCESS TO THE WATER ALONG THE EXISTING FOOTPATH SHALL BE MADE AVAILABLE TO THE PUBLIC. WHILE THIS ACCESS INCLUDES THOSE WHO ARE WORMING OR CLAMMING, NO VEHICLE TRAFFIC SHALL BE ALLOWED BEYOND THE PARKING AREA (SEE NOTE 13). ACCESS SHALL BE BY FOOT ONLY, ALTHOUGH HAND-CARRIED WATERCRAFT SHALL BE ALLOWED. 15. THE BUILDING SETBACK IS MEASURED 100' FROM EITHER HIGH WATER MARK OR THE TOP OF UNSTABLE OR HIGHLY UNSTABLE BLUFF, AS DEPICTED ON THE MOST RECENT COASTAL BLUFF MAP PUBLISHED BY THE MAINE GEOLOGICAL SURVEY. S 83'44'28" W 16. THE 100-YEAR FLOOD LINE IS PLACED HERE AS A GRAPHIC 301.0' THE LANE DEPICTION OF THE FLOOD LINE SHOWN ON FEMA NFIP RATE MAP 23009C0976D, DATED JULY 20, 2016. ACTUAL LOCATION OF (8) THE 100-YEAR FLOOD LINE, BASED ON ELEVATION, SHOULD BE S 83'44'28" W MARKED IN THE FIELD PRIOR TO ANY CONSTRUCTION. 16.8 EXISTING MAP 3, LOT 31 S 83°44",28" GRAVEL 17. THE LANE AND FARM'S EDGE ROAD ARE EACH LAID OUT 60' WIDE, AS SHOWN. CULS-DE-SAC LOCATED AT THE NORTHERLY AND SOUTHERLY ENDS OF FARM'S EDGE ROAD EACH HAVE A RADIUS OF 50'. FOOTPATH - WATER ACCESS PARKING AREA SEE NOTE 13 18. EXPECTED AREA OF WETLANDS DISTURBANCE AT THE SOUTHERLY END OF FARM'S EDGE ROAD IS 2,235 SQ. FT. OUG LEGEND TRIBUTARY STREAM SUBDIVISION LOT NUMBERS MAP 3, LOT 32 5/8" REBAR WITH CAP SET IRON ROD/PIPE FOUND DRAINAGE CALCULATED POINT UTILITY POLE HOUSE TEST PIT OR TEST BORING (SEE NOTE 8) TRIBUTARY SUBJECT PROPERTY BOUNDARY LINE APPROXIMATE EXTERIOR & INTERIOR BOUNDARY OVERHEAD UTILITIES SEE NOTE 18 N 84°04'17" E WETLAND AREAS (SEE NOTE 10) 244.2 3 84°05'31" W PROPOSED 18" CULVERT DRAINAGE 532.9 PLANNING BOARD APPROVAL: THIS IS TO CERTIFY THAT, AFTER REVIEWING THE SUBDIVISION AS SHOWN ON THIS PLAN, AND CONSIDERING THE CRITERIA DRAINAGE SET FORTH IN TITLE 30-A, SECTIONS 4401-4408 AS AMENDED, AS WELL AS THE SUBDIVISION REGULATIONS FOR THE TOWN OF LAMOINE, THE UNDERSIGNED HAVE MADE DRAINAGE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION (10)SHOWN ON THIS PLAN MEETS ALL CRITERIA SET FORTH, AND PORTION OF SUBJECT PARCEL THEREFORE THE SUBDIVISION IS APPROVED. TO BE EXCLUDED FROM SUBDIVISION TO BE CONVEYED TO ABUTTING LANDOWNER S 84°05'31" 7.4 ACRES ± DRAINAGE MAP 3, LOT 30 | 张 张 > CERTIFICATION I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR s 80°10'42" \ PROFESSIONAL LAND SURVEYORS, WITH THE EXCEPTIONS NOTED: 1. A WRITTEN SURVEY REPORT WAS NOT PREPARED MAP 3, LOT 29 2. MONUMENTATION WAS NOT SET AT EVERY ANGLE POINT. 3. A NEW/REVISED DESCRIPTION WAS NOT PREPARED. **PRELIMINARY** 1" = 100'ANDREW M. MULHOLLAND P.L.S. # 2497 PLAN OF SUBDIVISION Checked By: AMM Drawn By: *rjm* 0 West Falls Surveying She ing Scale: 1" = 100' Date: 10/24/2021**PRELIMINARY** PROPERTY OF **REVISIONS** Andrew M. Mulholland Professional Land Surveyor #2497 MAINE WOODLAND PROPERTIES 2021-101 NO. REVISION BY DATE PO Box 74 S 5210 PAYLOR LANE, SARASOTA, FL 34240 he Machias, Maine 04654 PROJECT LOCATION: DOUGLAS HIGHWAY - ROUTE 184 e†s Phone (207) 255-6000 LAMOINE, HANCOCK COUNTY, MAINE info@westfallssurveying.com